



**11 Wodehouse Close, Stalham**  
**Guide Price £160,000**

**BELTON DUFFEY**



# 11 WODEHOUSE CLOSE, STALHAM, NORWICH, NORFOLK, NR12 9BW

- SEMI-DETACHED • THREE BEDROOMS • ENCLOSED REAR GARDEN • NORFOLK BROADS LOCATION • GARAGE

## DESCRIPTION

A semi-detached three-bedroom house in need of some improvement, ideal for a first time buyer or Investor, potential to increase value.

The property is located on the outskirts of the popular North Norfolk market town of Stalham, access to nearby schooling, The High Street contains a variety of shops, post office, health centre, restaurants and public houses, plus a nearby superstore and petrol station, The property is approximately four miles from the coast, eight miles from Wroxham & sixteen miles to Norwich centre.

The property enters at the side into an entrance hallway where separate internal doors lead into a sitting room with an adjoining brick-built garden room that opens out to the rear garden, The kitchen/dining room is to the front of the property. To the first floor, a family bathroom and three bedrooms complete the accommodation.

Outside the property has gardens front and rear and a garage.

## SITUATION

The property is situated on the outskirts of Stalham which is a popular North Norfolk market town offering many facilities including schools, doctor's dentist, vets, a variety of shops including major supermarket. There is great access to the Broads and bus services run from Stalham and Greater Anglia train services from the Broads village of Wroxham and North Walsham to the city of Norwich (approximately 15 miles to the south-west). Easy access to the popular beaches of Sea Palling and Happisburgh.

## ENTRANCE HALL

Stairs to first floor landing, doors into kitchen/dining room and into sitting room, UPVC door to outside.

## KITCHEN/DINING ROOM

5.00m x 2.54m (16' 5" x 8' 4") Worktops with composite sink unit and mixer tap, cupboards and drawers under, matching wall cupboards, space for washing machine, space for cooker, further worktop with cupboard under and part tiled walls, window to front.

## SITTING ROOM

5.03m x 3.33m (16' 6" x 10' 11") wood effect laminate flooring and sliding double glazed doors into the garden room, door into entrance hall.

## GARDEN ROOM

3.94m x 2.01m (12' 11" x 6' 7") Windows to side and rear, door to rear garden and wood laminate flooring.



## **FIRST FLOOR LANDING**

Airing cupboard, doors into bathroom, and bedrooms.

## **BEDROOM 1**

5.03m x 2.54m (16' 6" x 8' 4") 2 windows to front.

## **BEDROOM 2**

2.73m x 2.42m (8' 11" x 7' 11") Window to rear.

## **BEDROOM 3**

2.43m x 2.22m (8' 0" x 7' 3") Window to rear.

## **BATHROOM**

2.15m x 1.67m (7' 1" x 5' 6")

## **OUTSIDE**

The property has a lawned front garden with pathway leading to the side entrance door. There is a gated access leading to the rear of the property.

The rear garden is designed for easy maintenance, being mainly paved with shingle area, small lawned area, garden shed and steps down to further paved area. There is gated access at the side leading to the front of the property The rear garden is enclosed by fenced boundaries.

## **GARAGE**

Brick built with up and over door.

## **DIRECTIONS**

By Road: North from Great Yarmouth

Follow the signposts for the A149 to Stalham and then turn right onto Old Market Road, Stalham. Continue onto Lower Staithe Road and at the roundabout, take the 1st exit onto Ingham Road. Turn left into Brumstead Road, follow the road along, taking the 2nd right hand turning into Lyndford Road. Continue along and turn right into Wodehouse Close, where the property will be found on the left hand side.

## **OTHER INFORMATION**

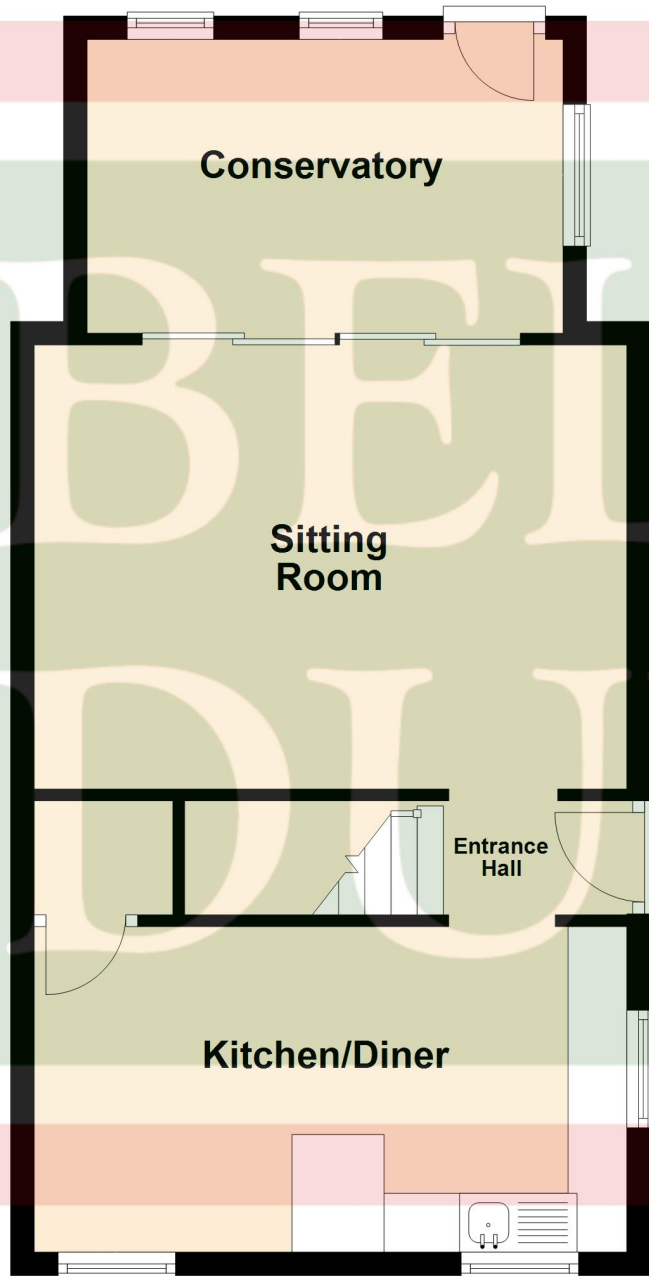
North Norfolk District Council - Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN. Tel: 01263 513811

Council Tax Band B.

EPC - E.

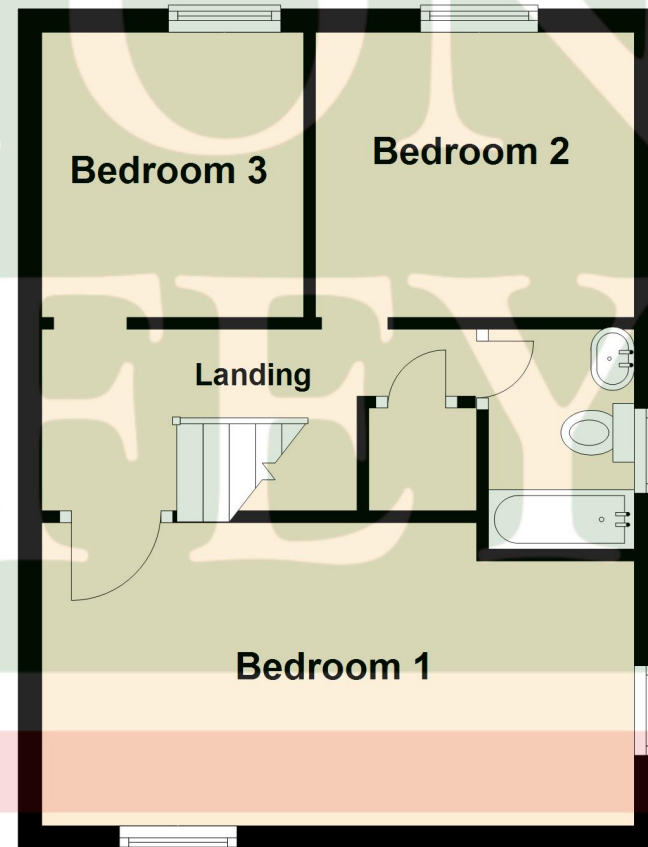
## Ground Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



Total area: approx. 83.5 sq. metres (898.8 sq. feet)

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.



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